

NE Airport Way

E SIDE / NE 185TH AVENUE

Gresham, OR 97230



For More Information, Contact:

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FOR SALE

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

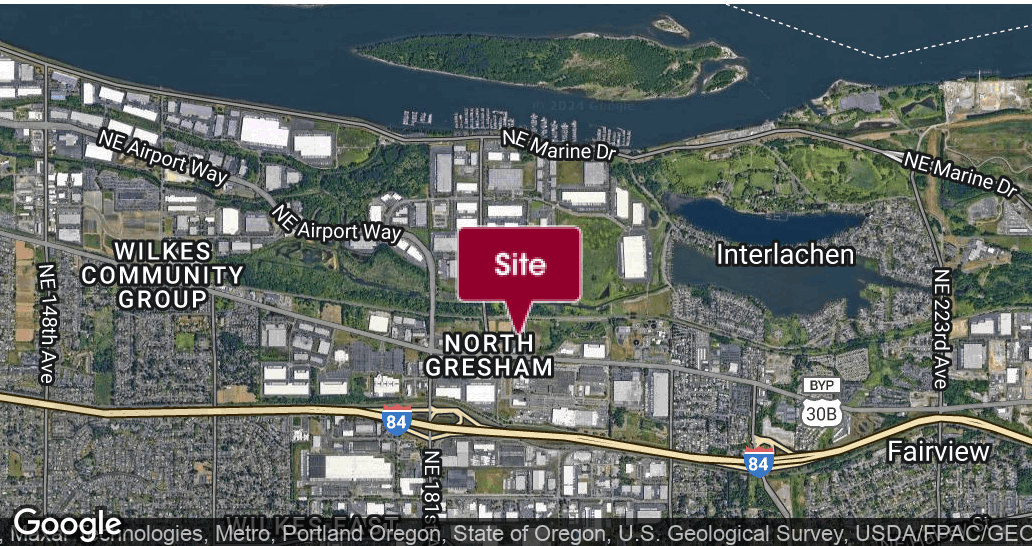
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**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

E Side/NE 185th Avenue, Gresham, OR 97230



PROPERTY HIGHLIGHTS

- Topography: Some slope from South to North
- Utilities: Water - East Lot Line Sewer - NE Corner of parcel
- Zoning: GI (General Industrial) City of Gresham

OFFERING SUMMARY

Sale Price:	\$735,000
On Useable:	\$7.70/SF
Lot Size:	2.58 Acres
Useable:	2.19 Acres

PROPERTY DESCRIPTION

Rectangular parcel well located in the Airport Way Industrial submarket.

ADDITIONAL PROPERTY INFO

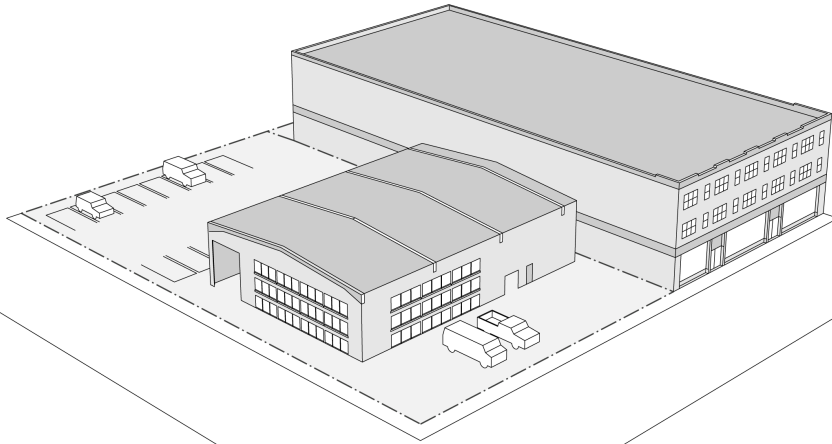
- 16,965 SF of the parcel is a small wetland area to the north of the site. The balance is 50' buffer. We are assuming some of this area can be utilized to satisfy landscape requirements when developing the site.
- A report completed by Pacific Habitat Services Inc., outlining State, Federal, and Local Resource Permitting Requirements available. The report also shows a map outlining the wetlands and buffer. The report, name, and contact to be provided upon request.
- This information is contingent upon buyer conducting their own due diligence and is subject to Local, State and Federal Reviews of the subject site.



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ZONING SUMMARY

The General Industrial District (GI) is primarily intended to provide space for a wide range of industrial uses, related enterprises serving primarily industrial clients, and employment-oriented uses in office-type [4.03]-2 City of Gresham Development Code (01/19) buildings. Primary uses shall include manufacturing and associated industrial uses, knowledge-based industries (graphic communications, creative services, and information technology), research and development facilities, professional services primarily serving industrial and business clients and other industry-focused uses, and limited retail and commercial professional services that cater to the general public.

Permitted Uses in the Industrial Land Use Districts

USES	HI	GI
RESIDENTIAL		
Single-Family Detached Dwelling	NP	NP
Duplex	NP	NP
Single-Family Attached Dwellings	NP	NP
Attached Dwellings on a Single Lot	NP	NP
Elderly Housing	NP	NP
Manufactured Dwelling Park	NP	NP
Residential Facility	NP	NP
Residential Home	NP	NP
COMMERCIAL		
Auto-Dependent Use	NP	NP
Business and Retail Service and Trade	L ¹	L ¹
Clinics	L ¹	L ¹
Commercial Parking	NP	NP
Daycare Facilities	SUR	SUR
Live-Work	NP	NP
Major Event Entertainment	SUR	SUR
Mini-Storage Facilities	NP	NP
Outdoor Commercial	NP	NP
INDUSTRIAL		
Construction	P	P
Exclusive Heavy Industrial Uses	P	NP
Industrial Office	L ²	P
Information Services	NP	P
Manufacturing	P	P
Miscellaneous Industrial	P	L ³
Trade Schools	NP	P
Transportation/Distribution	P	P
Warehousing/Storage	P	P
Waste Management	P/SUR ⁴	P/SUR ⁴
Wholesale Trade	NP	P
INSTITUTIONAL USES		
Civic Uses	SUR	SUR
Community Services	L/SUR ⁶	L/SUR ⁶
Medical	NP	NP
Parks, Open Spaces and Trails	L/SUR ⁶	L/SUR ⁶
Religious Institutions	L/SUR ⁷	L/SUR ⁷
Schools	L/SUR ⁷	L/SUR ⁷
RENEABLE ENERGY⁸		
Solar Energy Systems	P ⁹	P ⁹
Wind Energy Systems	L/SUR ¹⁰	L/SUR ¹⁰
Biomass Energy Systems	L/SUR ¹¹	L/SUR ¹¹
Geothermal Energy Systems	P ¹²	P ¹²
Hydro-Micro Energy Systems	L ¹³	L ¹³
OTHER		
Basic Utilities		
Minor basic utilities	P	P
Major basic utilities	SUR	SUR
Heliports	SUR	SUR
Wireless Communication Facilities	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P
Marijuana Businesses	L ¹⁴	L ¹⁴

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